

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 Tivoli Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,800,000

&

\$4,100,000

Median sale price

Median price \$2,475,000

Property Type House

Suburb South Yarra

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	44 Tivoli Rd SOUTH YARRA 3141	\$4,710,000	23/05/2026
2	7 Stanley St RICHMOND 3121	\$4,100,000	23/05/2026
3	7 Hawksburn Rd SOUTH YARRA 3141	\$4,750,000	16/05/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/09/2026 11:11



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price

June quarter 2026: \$2,475,000

Comparable Properties



44 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$4,710,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 444 sqm approx



7 Stanley St RICHMOND 3121 (REI)

Agent Comments

 5  2  2

Price: \$4,100,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 418 sqm approx



7 Hawksburn Rd SOUTH YARRA 3141 (REI)

Agent Comments

 4  2  1

Price: \$4,750,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000